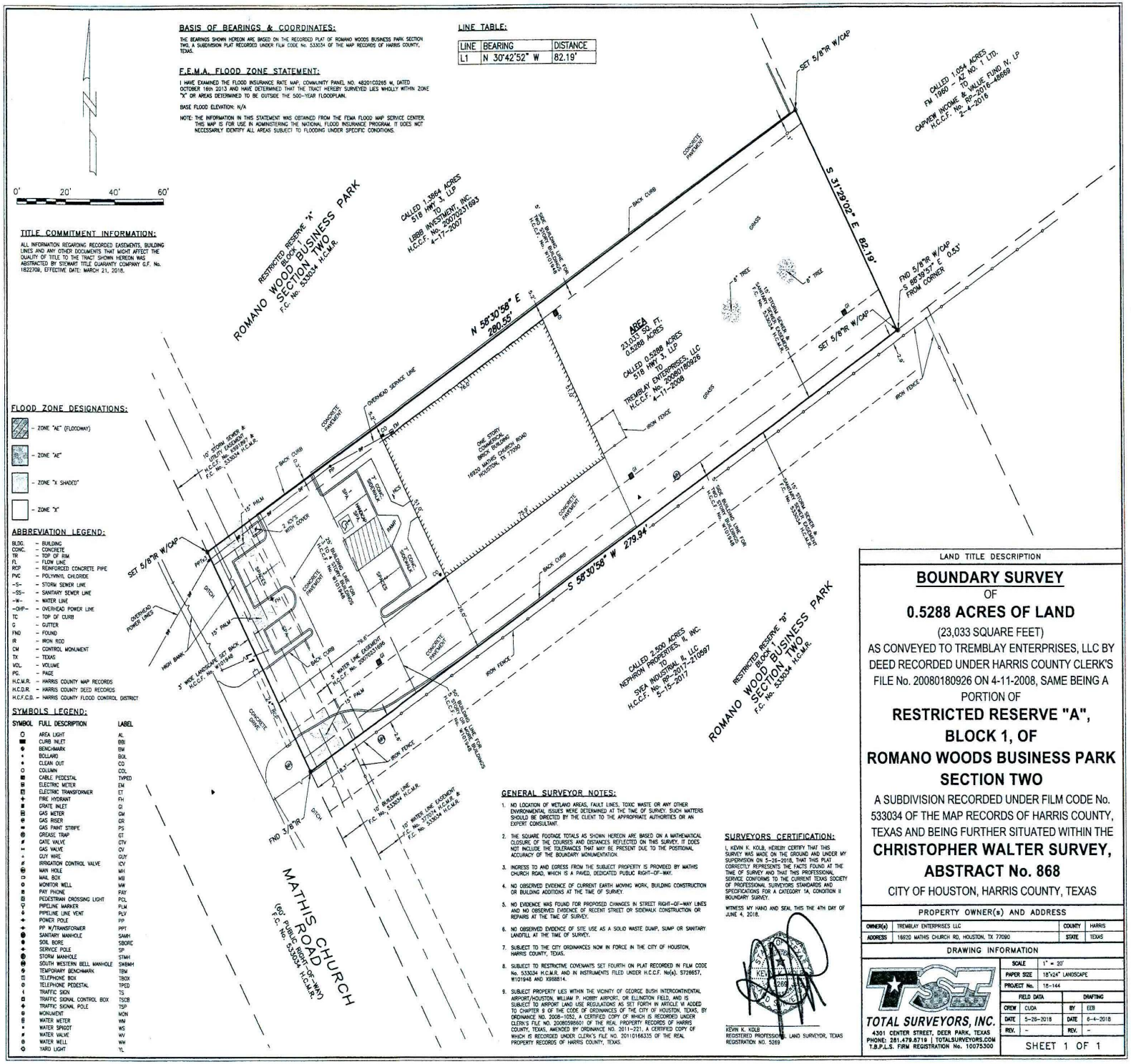
BASIS OF BEARINGS & COORDINATES:
THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF ROMANO WOODS BUSINESS PARK SECTION TWO, A SUBDIVISION PLAT RECORDED UNDER FILM CODE No. 533034 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
F.E.M.A. FLOOD ZONE STATEMENT:
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0265 M, DATED OCTOBER 16th 2013 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
BASE FLOOD ELEVATION: N/A
NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.
LINE TABLE:
LINE | BEARING | DISTANCE
L1 | N 30°42'52" W | 82.19'
0' 20' 40' 60'
TITLE COMMITMENT INFORMATION:
ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY STEWART TITLE GUARANTY COMPANY G.F. No. 1822708, EFFECTIVE DATE: MARCH 21, 2018.
FLOOD ZONE DESIGNATIONS:
- ZONE "AE" (FLOODWAY)
- ZONE "AE"
- ZONE "X SHADED"
- ZONE "X"
ABBREVIATION LEGEND:
BLDG. - BUILDING
CONC. - CONCRETE
TW - TOP OF RIM
FL - FLOW LINE
RCP - REINFORCED CONCRETE PIPE
PVC - POLYVINYL CHLORIDE
-S- - STORM SEWER LINE
-SS- - SANITARY SEWER LINE
-W- - WATER LINE
-OHP- - OVERHEAD POWER LINE
TC - TOP OF CURB
G - GUTTER
FND - FOUND
IR - IRON ROD
CM - CONTROL MONUMENT
TX - TEXAS
VOL. - VOLUME
PG. - PAGE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.F.C.D. - HARRIS COUNTY FLOOD CONTROL DISTRICT
SYMBOLS LEGEND:
SYMBOL | FULL DESCRIPTION | LABEL
AREA LIGHT AL
CURB INLET BBI
BENCHMARK BM
BOLLARD BOL
CLEAN OUT CO
COLUMN COL
CABLE PEDESTAL TVPED
ELECTRIC METER EM
ELECTRIC TRANSFORMER ET
FIRE HYDRANT FH
GRATE INLET GI
GAS METER GM
GAS RISER GR
GAS PAINT STRIPE PS
GREASE TRAP GT
GATE VALVE GTV
GAS VALVE GV
GUY WIRE GUY
IRRIGATION CONTROL VALVE ICV
MAN HOLE MH
MAIL BOX MB
MONITOR WELL MW
PAY PHONE PAY
PEDESTRIAN CROSSING LIGHT PCL
PIPELINE MARKER PLM
PIPELINE LINE VENT PLV
POWER POLE PP
PP W/TRANSFORMER PPT
SANITARY MANHOLE SMH
SOIL BORE SBORE
SERVICE POLE SP
STORM MANHOLE STMH
SOUTH WESTERN BELL MANHOLE SWBMH
TEMPORARY BENCHMARK TBM
TELEPHONE BOX TBOX
TELEPHONE PEDESTAL TPED
TRAFFIC SIGN TS
TRAFFIC SIGNAL CONTROL BOX TSCB
TRAFFIC SIGNAL POLE TSP
MONUMENT MON
WATER METER WM
WATER SPIGOT WS
WATER VALVE WV
WATER WELL WW
YARD LIGHT YL
RESTRICTED RESERVE "A" BLOCK 1 ROMANO WOOD BUSINESS PARK SECTION TWO F.C. No. 533034 H.C.M.R.
CALLED 1.3864 ACRES 518 HWY 3, LLP TO LBBB INVESTMENT, INC. H.C.C.F. No. 20070231693 4-17-2007
CALLED 1.054 ACRES FM 1960 - 42 No. 1 LTD. TO CAPVIEW INCOME & VALUE FUND IV, LP H.C.C.F. No. RP-2016-486869 2-4-2016
SET 5/8"IR W/CAP
S 31°29'02" E 82.19'
FND 5/8"IR W/CAP S 88°39'57" E 0.53' FROM CORNER
N 58°30'58" E 280.55'
AREA 23,033 SQ. FT. 0.5288 ACRES
CALLED 0.5288 ACRES 518 HWY 3, LLP TO TREMBLAY ENTERPRISES, LLC H.C.C.F. No. 20080180926 4-11-2008
ONE STORY COMMERCIAL BRICK BUILDING 16920 MATHIS CHURCH ROAD HOUSTON, TX 77090
S 58°30'58" W 279.94'
CALLED 2.500 ACRES NEPHRON PROPERTIES II, INC. TO SVEA INDUSTRIAL II, LLC H.C.C.F. No. RP-2017-216697 5-15-2017
RESTRICTED RESERVE "B" BLOCK 1 ROMANO WOOD BUSINESS PARK SECTION TWO F.C. No. 533034 H.C.M.R.
MATHIS CHURCH ROAD (60' PUBLIC RIGHT-OF-WAY) F.C. No. 533034 H.C.M.R.
FND 3/8"IR
SET 5/8"IR W/CAP
10' BUILDING LINE F.C. No. 533034 H.C.M.R.
10' WATER LINE EASEMENT H.C.C.F. No. 372074 & F.C. No. 533034 H.C.M.R.
5' WIDE LANDSCAPE SET BACK H.C.C.F. No. X101948
10' STORM SEWER & UTILITY EASEMENT H.C.C.F. No. X581897 & F.C. No. 533034 H.C.M.R.
15' BUILDING LINE FOR BUILDINGS H.C.C.F. No. W101948
5' WATER LINE EASEMENT H.C.C.F. No. 20070231696
2 40'x75' WITH COVER
SPRINKLER PUMP
CONC. BUILDING
CONC. SURFACE
SPACES
CONCRETE PAVEMENT
BACK CURB
OVERHEAD SERVICE LINE
OVERHEAD POWER LINES
HIGH BANK
DITCH
IRON FENCE
CONCRETE DRIVE
GRASS
6" TREE
15" STORM SEWER & EASEMENT F.C. No. 533034 H.C.M.R.
15' STORM SEWER & EASEMENT F.C. No. 533034 H.C.M.R.
5' BUILDING LINE FOR BUILDINGS F.C. No. 533034 H.C.M.R.
GENERAL SURVEYOR NOTES:
1. NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE DETERMINED AT THE TIME OF SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
3. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY MATHIS CHURCH ROAD, WHICH IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY.
4. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
5. NO EVIDENCE WAS FOUND FOR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
7. SUBJECT TO THE CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
8. SUBJECT TO RESTRICTIVE COVENANTS SET FOURTH ON PLAT RECORDED IN FILM CODE No. 533034 H.C.M.R. AND IN INSTRUMENTS FILED UNDER H.C.C.F. No(s). S726657, W101948 AND X988814.
9. SUBJECT PROPERTY LIES WITHIN THE VICINITY OF GEORGE BUSH INTERCONTINENTAL AIRPORT/HOUSTON, WILLIAM P. HOBBY AIRPORT, OR ELLINGTON FIELD, AND IS SUBJECT TO AIRPORT LAND USE REGULATIONS AS SET FORTH IN ARTICLE W ADDED TO CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, BY ORDINANCE NO. 2008-1052, A CERTIFIED COPY OF WHICH IS RECORDED UNDER CLERK'S FILE NO. 20080598601 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, AMENDED BY ORDINANCE NO. 2011-221, A CERTIFIED COPY OF WHICH IS RECORDED UNDER CLERK'S FILE NO. 20110166335 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
SURVEYORS CERTIFICATION:
I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON 5-26-2018, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II BOUNDARY SURVEY.
WITNESS MY HAND AND SEAL THIS THE 4TH DAY OF JUNE 4, 2018.
KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS
REGISTRATION NO. 5269
LAND TITLE DESCRIPTION
BOUNDARY SURVEY
OF
0.5288 ACRES OF LAND
(23,033 SQUARE FEET)
AS CONVEYED TO TREMBLAY ENTERPRISES, LLC BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. 20080180926 ON 4-11-2008, SAME BEING A PORTION OF
RESTRICTED RESERVE "A", BLOCK 1, OF ROMANO WOODS BUSINESS PARK SECTION TWO
A SUBDIVISION RECORDED UNDER FILM CODE No. 533034 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING FURTHER SITUATED WITHIN THE CHRISTOPHER WALTER SURVEY, ABSTRACT No. 868
CITY OF HOUSTON, HARRIS COUNTY, TEXAS
PROPERTY OWNER(s) AND ADDRESS
OWNER(s) | TREMBLAY ENTERPRISES LLC | COUNTY | HARRIS
ADDRESS | 16920 MATHIS CHURCH RD, HOUSTON, TX 77090 | STATE | TEXAS
DRAWING INFORMATION
SCALE | 1" = 20'
PAPER SIZE | 18"x24" LANDSCAPE
PROJECT No. | 18-144
FIELD DATA | DRAFTING
CREW | CUDA | BY | EEB
DATE | 5-26-2018 | DATE | 6-4-2018
REV. | - | REV. | -
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8718 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300
SHEET 1 OF 1